UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Sean O'Mara 360 West Illinois Street #402 Chicago, IL 60654 Doc#. 2333906080 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/05/2023 11:31 AM Pg: 1 of 3

Dec ID 20231101685051 ST/CO Stamp 1-807-892-432 City Stamp 0-297-000-912

NAME & ADDRESS OF TAXPAYER:

Sean O'Mara 360 West Illinois Street #402 Chicago, IL 60654

THE GRANTORS, SEAN O'MARA, and JULIE FRIEM, of 360 West Illinois Street, #402, in the City of Chicago, the County of Cook, in the State of Illinois for an 1 in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAMTO SEAN O'MARA, of 360 West Illinois Street, #402, in the City of Chicago, the County of Cook, in the State of Illinois, all interest in the following described real estate situation in the County of, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

Parcel 1:

Unit Number 402 in the Sexton Condominium, as delineated on a survey of the following described tract of Land: Parts of certain Subdivisions in the East 1/2 of the Northwest 1/4 of Section 9 and parts of certain subdivisions in the West 1/2 of the Northeast 1/4 of Section 9, all in Township 39 North, Kang 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey attached as Exhibit "C" to the Declaration of Condominium r co. ded as document number 99,624,458; together with its undivided percentage interest in the common elements in Cock County, Illinois.

Parcel 2:

The right to the use of G-107, a Limited Common Element, as delineated on the survey at ached to the aforesaid declaration.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, Permanent Index Number(s): 17-09-131-008-1074 OFFICIAL SEAL 360 West Illinois Street, #402 Chicago, IL 60654 Property Address: REGORIO TOVAR 2023 کا کا (nictary Public - Illinois Dated this October Carrainsion No. 894765 My Commission Expires June 21, 2027 OFFICIAL SEAL SEBASTIAN KOS (Seal) NOTARY PUBLIC, STATE OF ILLINOIS SEAN O'MARA JULIE FRIEM MY COMMISSION EXPIRES: 8/24/2025 STATE OF ILLINOIS) SS. COUNTY OF (x,y)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SEAN O'MARA personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this

day of October 20th, 202

OFFICIAL SEAL
SEBASTIAN KOS
NOTARY PUBLIC, STATE OF ILLINOIS
My commission expires on
MY COMMISSION EXPIRES. 8/24/2025

UNOFFICIAI

STATE OF ILLINOIS COUNTY OF Cost

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JULIE FRIEM personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this

of October 201,2023

Notary Public

My commission expires on

OFFICIAL SEAL **GREGORIO TOVAR** Notary Public - Illinois Commission No. 894765

IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER: Sebastian Kos Sebastian Kos Law Office 119 S. Vine Street Hinsdale, IL 60521

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

C/C/A/S OFFICE

of suyer, Seller or Representative.

2333906080 Page: 3 of 3

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. 1,20 25 DATED: SIGNATURE: GRANTOR or AGENT GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Kavaunauu Subscribed and sworn to hofore me, Name of Notary Public: By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW OFFICIAL SEAL On this date of: LAUREN S KAVANAUGH NOTARY PUBLIC, STATE OF ILLINOIS **NOTARY SIGNATURE** MY COMMISSION EXPIRES: 7/7/2025 **GRANTEE SECTION** The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an introduction or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. DATED: SIGNATURE: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEF cignature Chhirein Subscribed and sworn to before me, Name of Notary Public: By the said (Name of Grantee): OFFICIAL SEAL On this date of: LAUREN S KAVANAUGH NOTARY PUBLIC, STATE OF ILLINOIS NOTARY SIGNATURE MY COMMISSION EXPIRES: 7/7/2025

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016